

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 12, 2004 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #05013

PROPOSAL: Change the zoning on property owned by the State from O-1 to P.

LOCATION: 16th and "K" Streets

LAND AREA: 20,100 square feet, more or less.

CONCLUSION: This change of zone conforms to the Comprehensive Plan and the Zoning Ordinance.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 4, 5, and 6, and the West ½ of the vacated north/south alley adjacent thereto, Block 123, Original Plat, located in the NW1/4 of Section 25 T10N R6E, Lancaster County, Nebraska.

EXISTING LAND USE AND ZONING: State offices O-1 Office

SURROUNDING LAND USE AND ZONING:

North:	Church	O-1 Office
South:	State offices	P Public
East:	Parking lot	R-7 Residential
West:	State Capitol	P Public

HISTORY:

Oct 1979 Change of Zone #1766 changed the zoning on the property adjacent to the south from O-1 Office to P Public. The basis for this change was that the State owned the property. The property was overlooked in the May 1979 zoning update.

May 1979 The zoning update changed the zoning of this property, and the property adjacent to the south, from F Restricted Commercial to O-1 Office.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this area as Commercial. (F 25)

ANALYSIS:

1. This is a request to change the zoning on State-owned property from O-1 Office to P Public.
2. The P Public zoning ordinance states:

This district is intended to provide a district essentially for mapping purposes which will identify real property presently owned and used by any governmental entity, including local, state, or federal governmental units, and put to some form of public use.

3. Although the State has the authority to deviate from local land use controls, regardless of the property's zoning designation, they want to identify their property with the appropriate zoning designation.
4. State-owned property located adjacent to the south was changed to P Public zoning in 1979. That change was a function of the May, 1979 zoning update, but the property was overlooked during the actual update.
5. This property is located in the Capitol Environs District, and these regulations will continue to apply to this property, regardless of zoning or use.
6. Should this property be sold to a private owner, the zoning designation must be changed. The only uses permitted in this district are public uses on publically owned property.

Prepared by:

Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: March 1, 2005

Applicant and Owner: State of Nebraska Department of Labor
550 South 16th Street
Lincoln, NE 68508
471.2492

Contact: Rob Olson
The Clark Enersen Partners
1010 Lincoln Mall
Lincoln, NE 68508
477.9291



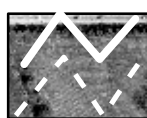
2002 aerial

Change of Zone #05013 S. 16th & K St.

Zoning:

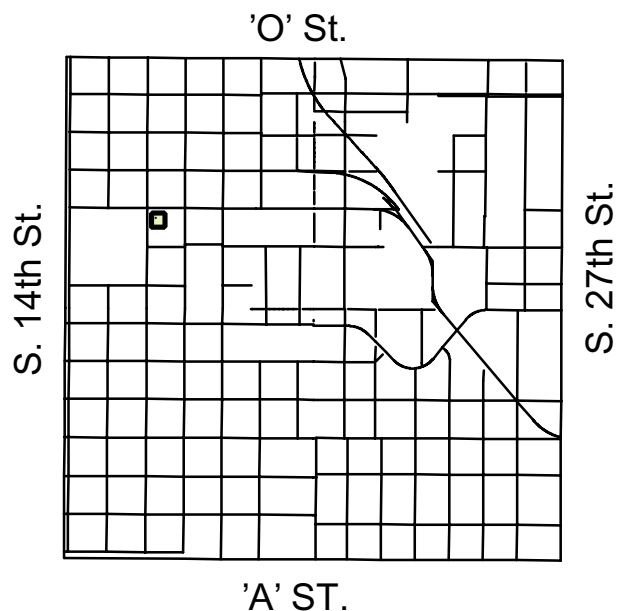
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

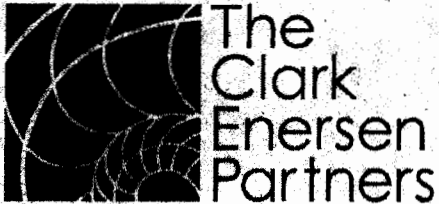
One Square Mile
Sec. 25 T10N R6E



Zoning Jurisdiction Lines

City Limit Jurisdiction





MEMORANDUM

Project: Change of Zoning Application
Project Number: 155-22-05
To:
Address:
Attention:
From: The Clark Enersen Partners
Subject: Purpose Statement
Date:
CC:

To Whom It May Concern:

The Nebraska Department of Labor, currently owns and is located in the building at 550 South 16th Street, has purchased the building adjacent to the north at 500 south 16th Street. They request the zoning change from O1 to P to place both buildings in the same zone which would allow the buildings the same latitudes for future modifications to suit the requirements of the Department of Labor.

Architecture + Landscape Architecture + Engineering + Interiors

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